

**Brentwood Planning Board**

**Minutes**

**November 3, 2016**

Members Present:    Bruce Stevens, Chair                      Kevin Johnston, Vice-Chair  
                             Mark Kennedy    Steve Hamilton  
                             Matt Bergeron  
                             Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00 pm.

The manifest was signed.

**7:00 Public Hearings:**

**Continued Hearing – Site Plan Review: Creative Storage – tax map 209.018**

Chad Branon of Fieldstone Land Consultants spoke on behalf of the applicant this evening. Owner Pete Morin was also present. Branon said there will be 6 buildings added, one will be 12,000 sf of climate controlled. He said they met with fire prevention consultant Nick Cricenti, and as a result of that meeting they reduced the size of this building so that it would not require a sprinkler. There are some minor additional wetland buffer impacts, but some of this impact will be temporary. The applicant was granted a Conditional Use Permit at their last meeting, and the Board tonight was in agreement that the changes were based on discussion with the PB agent, and are not an infringement of the CUP. They have submitted a waiver request for the 50' side setback to the residential neighbor, to be within 20 feet of the line. On file is a letter from the abutter, saying they have no objection to this request. Abutter Lennon stated that he thinks that the compacting done at the site has affected his well, that it smells and his pump got full of sand. Stevens said he did not think that could be caused by compacting. Branon explained the drainage plans to the Board, and to assure Lennon that there would not be more run-off post construction.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston to grant the waiver request. Stevens, Johnston and Hamilton voted in favor and Bergeron and Kennedy voted no. Kennedy said he sees no hardship, and that the building could be moved to be outside the 50- foot setback. The motion carried.

The Board is in receipt of a letter from Cricenti that he has no further concerns. Greenwood's comments only ask for a letter from the DOT approving the use of the existing driveway. Town Engineer Steve Cummings remaining comment is the setting and receipt of a bond for erosion control and drainage improvements.

Motion made by Johnston, 2<sup>nd</sup> by Hamilton to grant a conditional approval to March 16, 2017, contingent upon the following:

1. Approval from the DOT to use the existing driveway
2. Receipt of the bond, approved by the town engineer.

All were in favor. Branon and Morin thanked the Board.

**New Hearing: Amendment to a Previously Approved Site Plan Lambert – Tax map 209.066**

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Bergeron, 2<sup>nd</sup> by Hamilton to accept jurisdiction: all were in favor.

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Applicant Greg Lambert was present, and said they want to use the existing empty space created when Consign 2 Sell vacated the building for the storage of dry goods, including motorcycles. The Board is in receipt of a letter from Fire Chief Lemoine that as long as the gas tanks are drained, he has no issue with this request. Greenwood and Cricenti agree with Lemoine. There were no questions from abutters.

Motion made by Kennedy, 2<sup>nd</sup> by Hamilton to grant the use: all were in favor. Greenwood will prepare an affidavit to be signed by the Board and recorded at the Registry of Deeds. Lambert thanked the Board.

**New Hearing: Amendment to a Previously Approved Site Plan: Cummings – tax map 205.001 & 005**

The Board is in receipt of a request to continue this hearing to November 17.

Motion made by Hamilton, 2<sup>nd</sup> by Kennedy to continue this to November 17 at 7:00 pm: all were in favor.

**Board Business**

Greenwood said he met with David Roberts today regarding non-compliance issues at this site (tax map 209.014). Roberts provided plans that show the labeling of all the buildings on site, he had drawn the fire lane and showed the area where vehicles and equipment are stored, delineated parking and provided a list of tenants and added signage on site. Greenwood said he spoke with building inspector Kip Kaiser, who said he had no concerns with the office use proposed. Roberts told Greenwood that he has spoken with his tenants about removing the unregistered cars. Greenwood said the PB was concerned with the unregistered vehicles, and other debris. Stevens said that having that all cleaned up needs to be done before any further approvals can be given.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston to hold a site walk on Wednesday, November 16 at 12 noon: All were in favor.

Motion made by Hamilton, 2<sup>nd</sup> by Bergeron to approve the October 20 minutes: all were in favor.

Motion to adjourn at 7:55 made by Johnston, 2<sup>nd</sup> by Hamilton: all were in favor.

Respectfully submitted,

Kathy St. Hilaire  
Administrative Assistant,  
Planning Board